

# **Horizon Heights COA**

## **Supplementary Schedules Reserve Management Plan**

### **Reserve Study with On-Site Analysis**

**For 30-Year Projection Period Beginning January 1, 2019**

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

**DRAFT SUPPLEMENT**

**Horizon Heights COA**  
**Supplementary Schedules**  
**Reserve Management Plan**  
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## **Preparer's Report on Supplemental Information Reserve Management Plan**

### **Type I Reserve Study With On-Site Analysis**

**For 30-Year Projection Period Beginning January 1, 2019**

Board of Directors  
Horizon Heights COA  
Herriman, UT

#### **Report on Supplementary Information**

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Horizon Heights COA's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors, Inc.  
Matt Woytek, RS  
December 5, 2018

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

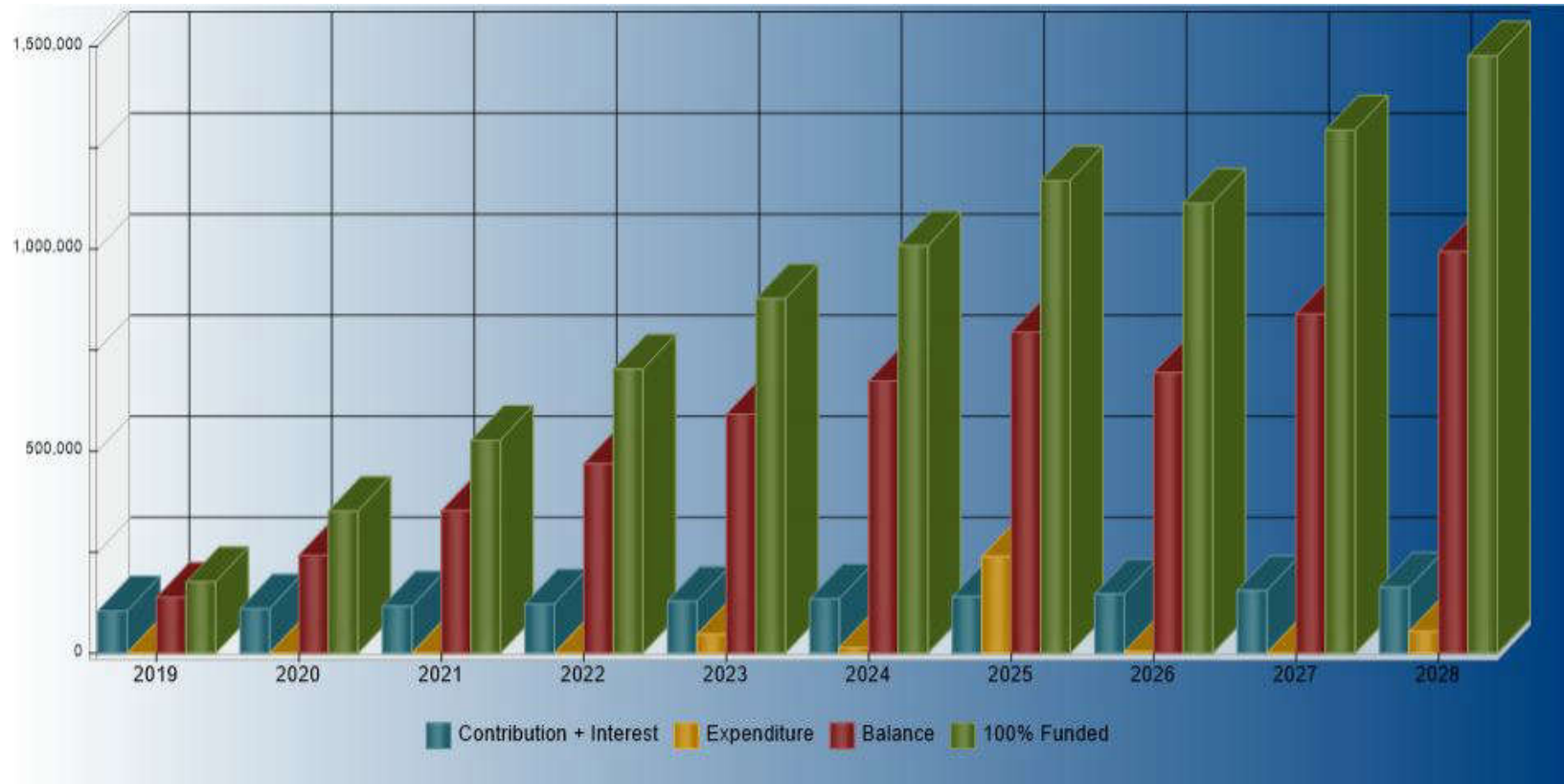
## Percent Funded - Annual - Ending Balance

Period	Beginning		Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Future Cost
	Balance	Contribution						
1/19 - 12/19	\$ 138,147	\$ 102,600	0.00 %	\$ 1,902	\$ 0	\$ 242,649	69.00 %	\$ 351,689
1/20 - 12/20	242,649	107,217	4.50	2,975	0	352,841	66.97	526,859
1/21 - 12/21	352,841	112,041	4.50	4,106	0	468,989	66.80	702,029
1/22 - 12/22	468,989	117,083	4.50	5,298	0	591,372	67.42	877,199
1/23 - 12/23	591,372	122,352	4.50	6,106	46,516	673,314	66.86	1,007,089
1/24 - 12/24	673,314	127,858	4.50	7,263	14,729	793,707	67.89	1,169,164
1/25 - 12/25	793,707	133,611	4.50	6,340	239,300	694,358	62.38	1,113,198
1/26 - 12/26	694,358	139,624	4.50	7,647	2,977	838,652	64.83	1,293,637
1/27 - 12/27	838,652	145,907	4.50	9,156	0	993,717	67.28	1,477,054
1/28 - 12/28	993,717	152,473	4.50	10,225	54,198	1,102,217	68.56	1,607,717
1/29 - 12/29	1,102,217	159,334	4.50	11,871	0	1,273,424	71.04	1,792,578
1/30 - 12/30	1,273,424	166,504	4.50	13,162	48,330	1,404,761	72.77	1,930,479
1/31 - 12/31	1,404,761	173,997	4.50	14,984	0	1,593,743	75.29	2,116,710
1/32 - 12/32	1,593,743	181,827	4.50	13,137	393,208	1,395,500	72.65	1,920,746
1/33 - 12/33	1,395,500	190,009	4.50	14,250	74,982	1,524,777	74.56	2,045,058
1/34 - 12/34	1,524,777	198,559	4.50	16,239	7,672	1,731,904	77.42	2,236,922
1/35 - 12/35	1,731,904	207,495	4.50	18,439	0	1,957,839	80.36	2,436,457
1/36 - 12/36	1,957,839	216,832	4.50	20,564	19,875	2,175,360	83.14	2,616,653
1/37 - 12/37	2,175,360	226,589	4.50	22,989	0	2,424,939	86.09	2,816,724
1/38 - 12/38	2,424,939	236,786	4.50	22,019	366,571	2,317,174	87.06	2,661,698
1/39 - 12/39	2,317,174	247,441	4.50	21,251	339,459	2,246,407	88.34	2,543,048
1/40 - 12/40	2,246,407	258,576	4.50	9,694	1,472,047	1,042,631	77.76	1,340,807
1/41 - 12/41	1,042,631	270,212	4.50	11,829	0	1,324,673	82.25	1,610,614
1/42 - 12/42	1,324,673	282,372	4.50	14,053	69,658	1,551,440	85.59	1,812,733
1/43 - 12/43	1,551,440	295,079	4.50	14,122	305,764	1,554,876	86.93	1,788,731
1/44 - 12/44	1,554,876	308,357	4.50	17,166	0	1,880,400	90.82	2,070,494
1/45 - 12/45	1,880,400	322,233	4.50	20,506	0	2,223,140	94.51	2,352,257
1/46 - 12/46	2,223,140	336,734	4.50	18,653	557,786	2,020,741	96.60	2,091,856
1/47 - 12/47	2,020,741	351,887	4.50	22,064	0	2,394,693	100.23	2,389,241
1/48 - 12/48	2,394,693	367,722	4.50	16,985	926,226	1,853,175	0.00	1,765,930

# DRAFT SUPPLEMENT

**Analysis Date - January 1, 2019**  
 Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

**Percent Funded - Annual - Chart**



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
<b>Year : 2023</b>						
<b>Grounds</b>						
01/01/2023	Asphalt - Surface Treatment	Streets/Parking	01/01/2018	5:00	\$ 15,041.60	\$ 16,621.81
01/01/2023	Concrete-Curb/Pan	Streets	01/01/2018	5:00	3,021.92	3,339.39
01/01/2023	Concrete-Driveways	Unit Drives	01/01/2018	5:00	15,483.60	17,110.24
01/01/2023	Concrete-Sidewalks - Repair	Common Area	01/01/2018	5:00	7,047.20	7,787.55
					\$ 40,594.32	\$ 44,858.99
<b>Recreation</b>						
01/01/2023	Pool-Pumps - Replace	Pool Mech.	01/01/2018	5:00	\$ 1,500.00	\$ 1,657.58
					\$ 1,500.00	\$ 1,657.58
<b>Year : 2024</b>						
<b>Landscaping</b>						
01/01/2024	Irrigation System - Major Repairs	Common Area	01/01/2018	6:00	\$ 6,500.00	\$ 7,364.51
01/01/2024	Landscaping - Partial Replace	Common Area	01/01/2018	6:00	6,500.00	7,364.51
					\$ 13,000.00	\$ 14,729.02
<b>Year : 2025</b>						
<b>Building Exterior</b>						
01/01/2025	Paint-Clubhouse Exterior	Clubhouse	01/01/2018	7:00	\$ 2,200.00	\$ 2,555.64
01/01/2025	Paint-Exterior Surfaces	Bldg. A	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. B	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. C	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. D	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. E	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. F	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. G	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. H	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. I	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. J	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. K	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. L	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. M	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. N	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. O	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. P	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Paint-Exterior Surfaces	Bldg. Q	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Stucco - Major Repairs	Bldg. A	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. B	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. C	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. D	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. E	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. F	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. G	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. H	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. I	01/01/2018	7:00	900.00	1,045.49

DRAFT SUPPLEMENT

# Horizon Heights COA

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## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Stucco - Major Repairs	Bldg. J	01/01/2018	7:00	\$ 900.00	\$ 1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. K	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. L	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. M	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. N	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. O	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. P	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Stucco - Major Repairs	Bldg. Q	01/01/2018	7:00	900.00	1,045.49
					\$ 204,500.00	\$ 237,558.03
<b>Recreation</b>						
01/01/2025	Pool-Misc. Equipment - Replace	Pool Mech.	01/01/2018	7:00	\$ 1,500.00	\$ 1,742.48
					\$ 1,500.00	\$ 1,742.48
<b>Year : 2026</b>						
<b>Building Interior</b>						
01/01/2026	Furnishings - Replace	Clubhouse	01/01/2018	8:00	\$ 2,500.00	\$ 2,977.57
					\$ 2,500.00	\$ 2,977.57
<b>Year : 2028</b>						
<b>Building Interior</b>						
01/01/2028	Paint-Clubhouse Interior	Clubhouse	01/01/2018	10:00	\$ 1,194.00	\$ 1,494.92
					\$ 1,194.00	\$ 1,494.92
<b>Grounds</b>						
01/01/2028	Asphalt - Surface Treatment	Streets/Parking	01/01/2023	5:00	\$ 15,041.60	\$ 18,832.53
01/01/2028	Concrete-Curb/Pan	Streets	01/01/2023	5:00	3,021.92	3,783.53
01/01/2028	Concrete-Driveways	Unit Drives	01/01/2023	5:00	15,483.60	19,385.93
01/01/2028	Concrete-Sidewalks - Repair	Common Area	01/01/2023	5:00	7,047.20	8,823.30
					\$ 40,594.32	\$ 50,825.29
<b>Recreation</b>						
01/01/2028	Pool-Pumps - Replace	Pool Mech.	01/01/2023	5:00	\$ 1,500.00	\$ 1,878.04
					\$ 1,500.00	\$ 1,878.04
<b>Year : 2030</b>						
<b>Landscaping</b>						
01/01/2030	Irrigation Controllers - Replace	Common Area	01/01/2018	12:00	\$ 7,200.00	\$ 9,476.31
01/01/2030	Irrigation System - Major Repairs	Common Area	01/01/2024	6:00	6,500.00	8,555.00
01/01/2030	Landscaping - Partial Replace	Common Area	01/01/2024	6:00	6,500.00	8,555.00
					\$ 20,200.00	\$ 26,586.31
<b>Recreation</b>						
01/01/2030	Pool - Resurface	Pool	01/01/2018	12:00	\$ 9,586.75	\$ 12,617.64
01/01/2030	Pool-Coping/Tile - Replace	Pool	01/01/2018	12:00	2,684.00	3,532.56
01/01/2030	Pool-Heater - Replace	Pool Mech.	01/01/2018	12:00	4,250.00	5,593.66
					\$ 16,520.75	\$ 21,743.86

# Horizon Heights COA

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## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
<b>Year : 2032</b>						
<b>Building Exterior</b>						
01/01/2032	Paint-Clubhouse Exterior	Clubhouse	01/01/2025	7:00	\$ 2,200.00	\$ 3,043.84
01/01/2032	Paint-Exterior Surfaces	Bldg. A	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. B	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. C	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. D	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. E	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. F	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. G	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. H	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. I	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. J	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. K	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. L	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. M	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. N	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. O	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. P	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Exterior Surfaces	Bldg. Q	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Paint-Stucco	Bldg. A	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. B	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. C	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. D	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. E	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. F	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. G	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. H	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. I	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. J	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. K	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. L	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. M	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. N	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. O	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. P	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Paint-Stucco	Bldg. Q	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Siding/Trim - Major Repairs	Bldg. A	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. B	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. C	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. D	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. E	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. F	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. G	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. H	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. I	01/01/2018	14:00	3,500.00	4,842.47

DRAFT SUPPLEMENT



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category		Service	Estimated			
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2032	Siding/Trim - Major Repairs	Bldg. J	01/01/2018	14:00	\$ 3,500.00	\$ 4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. K	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. L	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. M	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. N	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. O	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. P	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Siding/Trim - Major Repairs	Bldg. Q	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Stucco - Major Repairs	Bldg. A	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. B	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. C	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. D	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. E	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. F	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. G	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. H	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. I	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. J	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. K	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. L	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. M	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. N	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. O	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. P	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Stucco - Major Repairs	Bldg. Q	01/01/2025	7:00	900.00	1,245.21
					<u>\$ 282,700.00</u>	<u>\$ 391,133.27</u>
<b>Recreation</b>						
01/01/2032	Pool-Misc. Equipment - Replace	Pool Mech.	01/01/2025	7:00	\$ 1,500.00	\$ 2,075.34
					<u>\$ 1,500.00</u>	<u>\$ 2,075.34</u>

### Year : 2033

#### Building Exterior

01/01/2033	Concrete Decking - Repair	Bldg. A	01/01/2018	15:00	\$ 395.25	\$ 560.68
01/01/2033	Concrete Decking - Repair	Bldg. B	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. C	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. D	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. E	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. F	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. G	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. H	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. I	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. J	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. K	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. L	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. M	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. N	01/01/2018	15:00	395.25	560.68

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2033	Concrete Decking - Repair	Bldg. O	01/01/2018	15:00	\$ 395.25	\$ 560.68
01/01/2033	Concrete Decking - Repair	Bldg. P	01/01/2018	15:00	395.25	560.68
01/01/2033	Concrete Decking - Repair	Bldg. Q	01/01/2018	15:00	395.25	560.68
					\$ 6,719.25	\$ 9,531.56
<b>Building Interior</b>						
01/01/2033	Water Heater - Replace	Clubhouse	01/01/2018	15:00	\$ 2,200.00	\$ 3,120.81
					\$ 2,200.00	\$ 3,120.81
<b>Grounds</b>						
01/01/2033	Asphalt - Surface Treatment	Streets/Parking	01/01/2028	5:00	\$ 15,041.60	\$ 21,337.28
01/01/2033	Concrete-Curb/Pan	Streets	01/01/2028	5:00	3,021.92	4,286.75
01/01/2033	Concrete-Driveways	Unit Drives	01/01/2028	5:00	15,483.60	21,964.28
01/01/2033	Concrete-Sidewalks - Repair	Common Area	01/01/2028	5:00	7,047.20	9,996.81
					\$ 40,594.32	\$ 57,585.12
<b>Recreation</b>						
01/01/2033	Pool-Cover - Replace	Pool Area	01/01/2018	15:00	\$ 1,845.00	\$ 2,617.23
01/01/2033	Pool-Pumps - Replace	Pool Mech.	01/01/2028	5:00	1,500.00	2,127.83
					\$ 3,345.00	\$ 4,745.06
<b>Year : 2034</b>						
<b>Building Exterior</b>						
01/01/2034	Lighting-Wall Mount - Replace	Clubhouse	01/01/2014	20:00	\$ 1,375.00	\$ 1,999.83
					\$ 1,375.00	\$ 1,999.83
<b>Building Interior</b>						
01/01/2034	Furnishings - Replace	Clubhouse	01/01/2026	8:00	\$ 2,500.00	\$ 3,636.06
01/01/2034	Lighting - Update	Clubhouse	01/01/2004	30:00	1,400.00	2,036.19
					\$ 3,900.00	\$ 5,672.25
<b>Year : 2036</b>						
<b>Landscaping</b>						
01/01/2036	Irrigation System - Major Repairs	Common Area	01/01/2030	6:00	\$ 6,500.00	\$ 9,937.94
01/01/2036	Landscaping - Partial Replace	Common Area	01/01/2030	6:00	6,500.00	9,937.94
					\$ 13,000.00	\$ 19,875.88
<b>Year : 2038</b>						
<b>Building Exterior</b>						
01/01/2038	Lighting-Standard - Replace	Bldg. A	01/01/2018	20:00	\$ 1,375.00	\$ 2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. B	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. C	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. D	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. E	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. F	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. G	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. H	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. I	01/01/2018	20:00	1,375.00	2,209.93

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2038	Lighting-Standard - Replace	Bldg. J	01/01/2018	20:00	\$ 1,375.00	\$ 2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. K	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. L	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. M	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. N	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. O	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. P	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Standard - Replace	Bldg. Q	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Lighting-Wall Mount - Replace	Bldg. A	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. B	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. C	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. D	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. E	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. F	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. G	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. H	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. I	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. J	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. K	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. L	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. M	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. N	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. O	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. P	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Lighting-Wall Mount - Replace	Bldg. Q	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Stone Veneer - Major Repairs	Bldg. A	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. B	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. C	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. D	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. E	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. F	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. G	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. H	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. I	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. J	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. K	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. L	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. M	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. N	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. O	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. P	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Stone Veneer - Major Repairs	Bldg. Q	01/01/2018	20:00	1,500.00	2,410.83
					\$ 95,625.00	\$ 153,690.37
<b>Building Interior</b>						
01/01/2038	Ceiling Fans - Replace	Clubhouse	01/01/2018	20:00	\$ 700.00	\$ 1,125.05
01/01/2038	Flooring - Replace	Clubhouse	01/01/2018	20:00	7,440.00	11,957.72

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2038	HVAC System - Replace	Clubhouse	01/01/2018	20:00	\$ 5,500.00	\$ 8,839.71
01/01/2038	Paint-Clubhouse Interior	Clubhouse	01/01/2028	10:00	1,194.00	1,919.02
01/01/2038	Remodel-Kitchenette	Clubhouse	01/01/2018	20:00	8,000.00	12,857.76
01/01/2038	Remodel-Restrooms	Clubhouse	01/01/2018	20:00	32,000.00	51,431.04
					\$ 54,834.00	\$ 88,130.30
<b>Grounds</b>						
01/01/2038	Asphalt - Surface Treatment	Streets/Parking	01/01/2033	5:00	\$ 15,041.60	\$ 24,175.16
01/01/2038	Concrete-Curb/Pan	Streets	01/01/2033	5:00	3,021.92	4,856.89
01/01/2038	Concrete-Driveways	Unit Drives	01/01/2033	5:00	15,483.60	24,885.55
01/01/2038	Concrete-Sidewalks - Repair	Common Area	01/01/2033	5:00	7,047.20	11,326.40
01/01/2038	Mail Equipment - Replace	Brink/Tortola	01/01/2018	20:00	33,725.00	54,203.49
					\$ 74,319.32	\$ 119,447.49
<b>Recreation</b>						
01/01/2038	Pool-Filter - Replace	Pool Mech.	01/01/2018	20:00	\$ 1,800.00	\$ 2,893.00
01/01/2038	Pool-Pumps - Replace	Pool Mech.	01/01/2033	5:00	1,500.00	2,410.83
					\$ 3,300.00	\$ 5,303.83

**Year : 2039**

**Building Exterior**

01/01/2039	Paint-Clubhouse Exterior	Clubhouse	01/01/2032	7:00	\$ 2,200.00	\$ 3,625.30
01/01/2039	Paint-Exterior Surfaces	Bldg. A	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. B	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. C	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. D	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. E	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. F	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. G	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. H	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. I	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. J	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. K	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. L	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. M	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. N	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. O	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. P	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Paint-Exterior Surfaces	Bldg. Q	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Stucco - Major Repairs	Bldg. A	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. B	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. C	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. D	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. E	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. F	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. G	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. H	01/01/2032	7:00	900.00	1,483.08

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2039	Stucco - Major Repairs	Bldg. I	01/01/2032	7:00	\$ 900.00	\$ 1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. J	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. K	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. L	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. M	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. N	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. O	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. P	01/01/2032	7:00	900.00	1,483.08
01/01/2039	Stucco - Major Repairs	Bldg. Q	01/01/2032	7:00	900.00	1,483.08
					\$ 204,500.00	\$ 336,988.16

**Recreation**

01/01/2039	Pool-Misc. Equipment - Replace	Pool Mech.	01/01/2032	7:00	\$ 1,500.00	\$ 2,471.80
					\$ 1,500.00	\$ 2,471.80

**Year : 2040**

**Building Exterior**

01/01/2040	Roof-Comp Shingle - Replace	Bldg. A	01/01/2018	22:00	\$ 43,650.00	\$ 73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. B	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. C	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. D	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. E	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. F	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. G	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. H	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. I	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. J	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. K	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. L	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. M	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. N	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. O	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. P	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Bldg. Q	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Roof-Comp Shingle - Replace	Clubhouse	01/01/2018	22:00	10,800.00	18,246.99
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. A	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. B	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. C	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. D	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. E	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. F	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. G	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. H	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. I	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. J	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. K	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. L	01/01/2018	22:00	6,513.00	11,003.95

DRAFT SUPPLEMENT

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. M	01/01/2018	22:00	\$ 7,813.00	\$ 13,200.34
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. N	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. O	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. P	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Roof-Gutter/Downspout - Replace	Bldg. Q	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Roof-Gutter/Downspout - Replace	Clubhouse	01/01/2018	22:00	1,202.50	2,031.67
					\$ 871,273.50	\$ 1,472,047.84
<b>Year : 2042</b>						
<b>Building Interior</b>						
01/01/2042	Furnishings - Replace	Clubhouse	01/01/2034	8:00	\$ 2,500.00	\$ 4,440.17
					\$ 2,500.00	\$ 4,440.17
<b>Landscaping</b>						
01/01/2042	Irrigation Controllers - Replace	Common Area	01/01/2030	12:00	\$ 7,200.00	\$ 12,787.69
01/01/2042	Irrigation System - Major Repairs	Common Area	01/01/2036	6:00	6,500.00	11,544.44
01/01/2042	Landscaping - Partial Replace	Common Area	01/01/2036	6:00	6,500.00	11,544.44
					\$ 20,200.00	\$ 35,876.57
<b>Recreation</b>						
01/01/2042	Pool - Resurface	Pool	01/01/2030	12:00	\$ 9,586.75	\$ 17,026.72
01/01/2042	Pool-Coping/Tile - Replace	Pool	01/01/2030	12:00	2,684.00	4,766.97
01/01/2042	Pool-Heater - Replace	Pool Mech.	01/01/2030	12:00	4,250.00	7,548.29
					\$ 16,520.75	\$ 29,341.98
<b>Year : 2043</b>						
<b>Building Exterior</b>						
01/01/2043	Exterior Doors - Replace	Clubhouse	01/01/2018	25:00	\$ 5,200.00	\$ 9,469.11
01/01/2043	Exterior Utility Doors - Replace	Clubhouse	01/01/2018	25:00	1,300.00	2,367.28
					\$ 6,500.00	\$ 11,836.39
<b>Building Interior</b>						
01/01/2043	Interior Doors - Replace	Clubhouse	01/01/2018	25:00	\$ 1,800.00	\$ 3,277.77
					\$ 1,800.00	\$ 3,277.77
<b>Building Systems</b>						
01/01/2043	Fire Panel - Replace	Bldg. A	01/01/2018	25:00	\$ 3,500.00	\$ 6,373.44
01/01/2043	Fire Panel - Replace	Bldg. B	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. C	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. D	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. E	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. F	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. G	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. H	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. I	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. J	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. K	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. L	01/01/2018	25:00	3,500.00	6,373.44

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2043	Fire Panel - Replace	Bldg. M	01/01/2018	25:00	\$ 3,500.00	\$ 6,373.44
01/01/2043	Fire Panel - Replace	Bldg. N	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. O	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. P	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Fire Panel - Replace	Bldg. Q	01/01/2018	25:00	3,500.00	6,373.44
					\$ 59,500.00	\$ 108,348.48
<b>Grounds</b>						
01/01/2043	Asphalt - Overlay	Streets/Parking	01/01/2018	25:00	\$ 58,017.60	\$ 105,649.00
01/01/2043	Asphalt - Surface Treatment	Streets/Parking	01/01/2038	5:00	15,041.60	27,390.48
01/01/2043	Concrete-Curb/Pan	Streets	01/01/2038	5:00	3,021.92	5,502.86
01/01/2043	Concrete-Driveways	Unit Drives	01/01/2038	5:00	15,483.60	28,195.36
01/01/2043	Concrete-Sidewalks - Repair	Common Area	01/01/2038	5:00	7,047.20	12,832.82
					\$ 98,611.92	\$ 179,570.52
<b>Recreation</b>						
01/01/2043	Pool-Pumps - Replace	Pool Mech.	01/01/2038	5:00	\$ 1,500.00	\$ 2,731.47
					\$ 1,500.00	\$ 2,731.47

**Year : 2046**

**Building Exterior**

01/01/2046	Paint-Clubhouse Exterior	Clubhouse	01/01/2039	7:00	\$ 2,200.00	\$ 4,317.84
01/01/2046	Paint-Exterior Surfaces	Bldg. A	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. B	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. C	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. D	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. E	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. F	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. G	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. H	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. I	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. J	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. K	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. L	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. M	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. N	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. O	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. P	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Exterior Surfaces	Bldg. Q	01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Paint-Stucco	Bldg. A	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. B	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. C	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. D	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. E	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. F	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. G	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. H	01/01/2032	14:00	1,100.00	2,158.92



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2046	Paint-Stucco	Bldg. I	01/01/2032	14:00	\$ 1,100.00	\$ 2,158.92
01/01/2046	Paint-Stucco	Bldg. J	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. K	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. L	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. M	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. N	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. O	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. P	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Paint-Stucco	Bldg. Q	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Siding/Trim - Major Repairs	Bldg. A	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. B	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. C	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. D	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. E	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. F	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. G	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. H	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. I	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. J	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. K	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. L	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. M	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. N	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. O	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. P	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Siding/Trim - Major Repairs	Bldg. Q	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Stucco - Major Repairs	Bldg. A	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. B	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. C	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. D	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. E	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. F	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. G	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. H	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. I	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. J	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. K	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. L	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. M	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. N	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. O	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. P	01/01/2039	7:00	900.00	1,766.39
01/01/2046	Stucco - Major Repairs	Bldg. Q	01/01/2039	7:00	900.00	1,766.39
					\$ 282,700.00	\$ 554,842.44

DRAFT SUPPLEMENT



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
<b>Recreation</b>						
01/01/2046	Pool-Misc. Equipment - Replace	Pool Mech.	01/01/2039	7:00	\$ 1,500.00	\$ 2,943.98
					\$ 1,500.00	\$ 2,943.98
<b>Year : 2048</b>						
<b>Building Exterior</b>						
01/01/2048	Balcony Rail - Replace	Bldg. A	01/01/2018	30:00	\$ 8,400.00	\$ 17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. B	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. C	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. D	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. E	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. F	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. G	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. H	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. I	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. J	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. K	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. L	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. M	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. N	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. O	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Balcony Rail - Replace	Bldg. P	01/01/2018	30:00	10,080.00	20,796.80
01/01/2048	Balcony Rail - Replace	Bldg. Q	01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Concrete Decking - Repair	Bldg. A	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. B	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. C	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. D	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. E	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. F	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. G	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. H	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. I	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. J	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. K	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. L	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. M	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. N	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. O	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. P	01/01/2033	15:00	395.25	815.47
01/01/2048	Concrete Decking - Repair	Bldg. Q	01/01/2033	15:00	395.25	815.47
01/01/2048	Doors-3x7 Utility - Replace	Bldg. A	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. B	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. C	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. D	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. E	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. F	01/01/2018	30:00	1,300.00	2,682.13

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2048	Doors-3x7 Utility - Replace	Bldg. G	01/01/2018	30:00	\$ 1,300.00	\$ 2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. H	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. I	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. J	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. K	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. L	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. M	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. N	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. O	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. P	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Doors-3x7 Utility - Replace	Bldg. Q	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Stair Rail - Replace	Bldg. A	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. B	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. C	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. D	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. E	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. F	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. G	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. H	01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Stair Rail - Replace	Bldg. I	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. J	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. K	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. L	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Stair Rail - Replace	Bldg. M	01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Stair Rail - Replace	Bldg. N	01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Stair Rail - Replace	Bldg. O	01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Stair Rail - Replace	Bldg. P	01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Stair Rail - Replace	Bldg. Q	01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Windows - Replace	Clubhouse	01/01/2018	30:00	10,500.00	21,663.33
					\$ 369,399.25	\$ 762,135.25
<b>Building Interior</b>						
01/01/2048	Drinking Fountains - Replace	Clubhouse	01/01/2018	30:00	\$ 3,000.00	\$ 6,189.52
01/01/2048	Lighting - Update	Clubhouse	01/01/2018	30:00	3,850.00	7,943.22
01/01/2048	Paint-Clubhouse Interior	Clubhouse	01/01/2038	10:00	1,194.00	2,463.43
01/01/2048	Water Heater - Replace	Clubhouse	01/01/2033	15:00	2,200.00	4,538.98
					\$ 10,244.00	\$ 21,135.15
<b>Grounds</b>						
01/01/2048	Asphalt - Surface Treatment	Streets/Parking	01/01/2043	5:00	\$ 15,041.60	\$ 31,033.45
01/01/2048	Concrete-Curb/Pan	Streets	01/01/2043	5:00	3,021.92	6,234.75
01/01/2048	Concrete-Driveways	Unit Drives	01/01/2043	5:00	15,483.60	31,945.37
01/01/2048	Concrete-Sidewalks - Repair	Common Area	01/01/2043	5:00	7,047.20	14,539.60
01/01/2048	Pool-Fencing - Replace	Pool Perim.	01/01/2018	30:00	12,350.00	25,480.21
					\$ 52,944.32	\$ 109,233.38

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Year

Category			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
<b>Landscaping</b>						
01/01/2048	Irrigation System - Major Repairs	Common Area	01/01/2042	6:00	\$ 6,500.00	\$ 13,410.63
01/01/2048	Landscaping - Partial Replace	Common Area	01/01/2042	6:00	6,500.00	13,410.63
					<u>\$ 13,000.00</u>	<u>\$ 26,821.26</u>
<b>Recreation</b>						
01/01/2048	Pool-Cover - Replace	Pool Area	01/01/2033	15:00	\$ 1,845.00	\$ 3,806.56
01/01/2048	Pool-Pumps - Replace	Pool Mech.	01/01/2043	5:00	1,500.00	3,094.76
					<u>\$ 3,345.00</u>	<u>\$ 6,901.32</u>

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category			Service	Estimated		
Date	Location		Date	Life	Current Cost	Expenditure
<b>Building Exterior</b>						
<b>Balcony Rail - Replace</b>						
01/01/2048	Bldg. A		01/01/2018	30:00	\$ 8,400.00	\$ 17,330.67
01/01/2048	Bldg. B		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. C		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. D		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. E		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. F		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. G		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. H		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. I		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. J		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. K		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. L		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. M		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. N		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. O		01/01/2018	30:00	8,400.00	17,330.67
01/01/2048	Bldg. P		01/01/2018	30:00	10,080.00	20,796.80
01/01/2048	Bldg. Q		01/01/2018	30:00	8,400.00	17,330.67
					\$ 144,480.00	\$ 298,087.52
<b>Concrete Decking - Repair</b>						
01/01/2033	Bldg. A		01/01/2018	15:00	\$ 395.25	\$ 560.68
01/01/2033	Bldg. B		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. C		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. D		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. E		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. F		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. G		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. H		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. I		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. J		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. K		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. L		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. M		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. N		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. O		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. P		01/01/2018	15:00	395.25	560.68
01/01/2033	Bldg. Q		01/01/2018	15:00	395.25	560.68
01/01/2048	Bldg. A		01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. B		01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. C		01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. D		01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. E		01/01/2033	15:00	395.25	815.47

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Concrete Decking - Repair</b>					
01/01/2048	Bldg. F	01/01/2033	15:00	\$ 395.25	\$ 815.47
01/01/2048	Bldg. G	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. H	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. I	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. J	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. K	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. L	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. M	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. N	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. O	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. P	01/01/2033	15:00	395.25	815.47
01/01/2048	Bldg. Q	01/01/2033	15:00	395.25	815.47
				\$ 13,438.50	\$ 23,394.55
<b>Doors-3x7 Utility - Replace</b>					
01/01/2048	Bldg. A	01/01/2018	30:00	\$ 1,300.00	\$ 2,682.13
01/01/2048	Bldg. B	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. C	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. D	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. E	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. F	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. G	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. H	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. I	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. J	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. K	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. L	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. M	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. N	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. O	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. P	01/01/2018	30:00	1,300.00	2,682.13
01/01/2048	Bldg. Q	01/01/2018	30:00	1,300.00	2,682.13
				\$ 22,100.00	\$ 45,596.21
<b>Exterior Doors - Replace</b>					
01/01/2043	Clubhouse	01/01/2018	25:00	\$ 5,200.00	\$ 9,469.11
				\$ 5,200.00	\$ 9,469.11
<b>Exterior Utility Doors - Replace</b>					
01/01/2043	Clubhouse	01/01/2018	25:00	\$ 1,300.00	\$ 2,367.28
				\$ 1,300.00	\$ 2,367.28
<b>Lighting-Standard - Replace</b>					
01/01/2038	Bldg. A	01/01/2018	20:00	\$ 1,375.00	\$ 2,209.93
01/01/2038	Bldg. B	01/01/2018	20:00	1,375.00	2,209.93

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Lighting-Standard - Replace</b>					
01/01/2038	Bldg. C	01/01/2018	20:00	\$ 1,375.00	\$ 2,209.93
01/01/2038	Bldg. D	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. E	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. F	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. G	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. H	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. I	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. J	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. K	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. L	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. M	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. N	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. O	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. P	01/01/2018	20:00	1,375.00	2,209.93
01/01/2038	Bldg. Q	01/01/2018	20:00	1,375.00	2,209.93
				\$ 23,375.00	\$ 37,568.81
<b>Lighting-Wall Mount - Replace</b>					
01/01/2034	Clubhouse	01/01/2014	20:00	\$ 1,375.00	\$ 1,999.83
01/01/2038	Bldg. A	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. B	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. C	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. D	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. E	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. F	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. G	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. H	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. I	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. J	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. K	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. L	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. M	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. N	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. O	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. P	01/01/2018	20:00	2,750.00	4,419.85
01/01/2038	Bldg. Q	01/01/2018	20:00	2,750.00	4,419.85
				\$ 48,125.00	\$ 77,137.28
<b>Paint-Clubhouse Exterior</b>					
01/01/2025	Clubhouse	01/01/2018	7:00	\$ 2,200.00	\$ 2,555.64
01/01/2032	Clubhouse	01/01/2025	7:00	2,200.00	3,043.84
01/01/2039	Clubhouse	01/01/2032	7:00	2,200.00	3,625.30
01/01/2046	Clubhouse	01/01/2039	7:00	2,200.00	4,317.84
				\$ 8,800.00	\$ 13,542.62

DRAFT SUPPLEMENT

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category	Service	Estimated	Current Cost	Expenditure	
Date	Location	Date	Life		
<b>Paint-Exterior Surfaces</b>					
01/01/2025	Bldg. A	01/01/2018	7:00	\$ 11,000.00	\$ 12,778.18
01/01/2025	Bldg. B	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. C	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. D	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. E	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. F	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. G	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. H	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. I	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. J	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. K	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. L	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. M	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. N	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. O	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. P	01/01/2018	7:00	11,000.00	12,778.18
01/01/2025	Bldg. Q	01/01/2018	7:00	11,000.00	12,778.18
01/01/2032	Bldg. A	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. B	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. C	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. D	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. E	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. F	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. G	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. H	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. I	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. J	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. K	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. L	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. M	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. N	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. O	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. P	01/01/2025	7:00	11,000.00	15,219.19
01/01/2032	Bldg. Q	01/01/2025	7:00	11,000.00	15,219.19
01/01/2039	Bldg. A	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. B	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. C	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. D	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. E	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. F	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. G	01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. H	01/01/2032	7:00	11,000.00	18,126.50

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category			Service	Estimated		
Date	Location		Date	Life	Current Cost	Expenditure
<b>Paint-Exterior Surfaces</b>						
01/01/2039	Bldg. I		01/01/2032	7:00	\$ 11,000.00	\$ 18,126.50
01/01/2039	Bldg. J		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. K		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. L		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. M		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. N		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. O		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. P		01/01/2032	7:00	11,000.00	18,126.50
01/01/2039	Bldg. Q		01/01/2032	7:00	11,000.00	18,126.50
01/01/2046	Bldg. A		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. B		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. C		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. D		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. E		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. F		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. G		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. H		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. I		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. J		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. K		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. L		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. M		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. N		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. O		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. P		01/01/2039	7:00	11,000.00	21,589.20
01/01/2046	Bldg. Q		01/01/2039	7:00	11,000.00	21,589.20
					\$ 748,000.00	\$ 1,151,122.19
<b>Paint-Stucco</b>						
01/01/2032	Bldg. A		01/01/2018	14:00	\$ 1,100.00	\$ 1,521.92
01/01/2032	Bldg. B		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. C		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. D		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. E		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. F		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. G		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. H		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. I		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. J		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. K		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. L		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. M		01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. N		01/01/2018	14:00	1,100.00	1,521.92

DRAFT SUPPLEMENT



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Paint-Stucco</b>					
01/01/2032	Bldg. O	01/01/2018	14:00	\$ 1,100.00	\$ 1,521.92
01/01/2032	Bldg. P	01/01/2018	14:00	1,100.00	1,521.92
01/01/2032	Bldg. Q	01/01/2018	14:00	1,100.00	1,521.92
01/01/2046	Bldg. A	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. B	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. C	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. D	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. E	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. F	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. G	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. H	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. I	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. J	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. K	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. L	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. M	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. N	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. O	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. P	01/01/2032	14:00	1,100.00	2,158.92
01/01/2046	Bldg. Q	01/01/2032	14:00	1,100.00	2,158.92
				\$ 37,400.00	\$ 62,574.28
<b>Roof-Comp Shingle - Replace</b>					
01/01/2040	Bldg. A	01/01/2018	22:00	\$ 43,650.00	\$ 73,748.24
01/01/2040	Bldg. B	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. C	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. D	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. E	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. F	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. G	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. H	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. I	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. J	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. K	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. L	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. M	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. N	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. O	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. P	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Bldg. Q	01/01/2018	22:00	43,650.00	73,748.24
01/01/2040	Clubhouse	01/01/2018	22:00	10,800.00	18,246.99
				\$ 752,850.00	\$ 1,271,967.07
<b>Roof-Gutter/Downspout - Replace</b>					

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Roof-Gutter/Downspout - Replace</b>					
01/01/2040	Bldg. A	01/01/2018	22:00	\$ 6,513.00	\$ 11,003.95
01/01/2040	Bldg. B	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. C	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. D	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. E	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. F	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. G	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. H	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Bldg. I	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. J	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. K	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. L	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Bldg. M	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Bldg. N	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Bldg. O	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Bldg. P	01/01/2018	22:00	7,813.00	13,200.34
01/01/2040	Bldg. Q	01/01/2018	22:00	6,513.00	11,003.95
01/01/2040	Clubhouse	01/01/2018	22:00	1,202.50	2,031.67
				\$ 118,423.50	\$ 200,080.77
<b>Siding/Trim - Major Repairs</b>					
01/01/2032	Bldg. A	01/01/2018	14:00	\$ 3,500.00	\$ 4,842.47
01/01/2032	Bldg. B	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. C	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. D	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. E	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. F	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. G	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. H	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. I	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. J	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. K	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. L	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. M	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. N	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. O	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. P	01/01/2018	14:00	3,500.00	4,842.47
01/01/2032	Bldg. Q	01/01/2018	14:00	3,500.00	4,842.47
01/01/2046	Bldg. A	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. B	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. C	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. D	01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. E	01/01/2032	14:00	3,500.00	6,869.29

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category			Service	Estimated		
Date	Location		Date	Life	Current Cost	Expenditure
<b>Siding/Trim - Major Repairs</b>						
01/01/2046	Bldg. F		01/01/2032	14:00	\$ 3,500.00	\$ 6,869.29
01/01/2046	Bldg. G		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. H		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. I		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. J		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. K		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. L		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. M		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. N		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. O		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. P		01/01/2032	14:00	3,500.00	6,869.29
01/01/2046	Bldg. Q		01/01/2032	14:00	3,500.00	6,869.29
					\$ 119,000.00	\$ 199,099.92
<b>Stair Rail - Replace</b>						
01/01/2048	Bldg. A		01/01/2018	30:00	\$ 10,300.00	\$ 21,250.70
01/01/2048	Bldg. B		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. C		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. D		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. E		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. F		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. G		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. H		01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Bldg. I		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. J		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. K		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. L		01/01/2018	30:00	10,300.00	21,250.70
01/01/2048	Bldg. M		01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Bldg. N		01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Bldg. O		01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Bldg. P		01/01/2018	30:00	12,400.00	25,583.36
01/01/2048	Bldg. Q		01/01/2018	30:00	10,300.00	21,250.70
					\$ 185,600.00	\$ 382,925.20
<b>Stone Veneer - Major Repairs</b>						
01/01/2038	Bldg. A		01/01/2018	20:00	\$ 1,500.00	\$ 2,410.83
01/01/2038	Bldg. B		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. C		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. D		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. E		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. F		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. G		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. H		01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. I		01/01/2018	20:00	1,500.00	2,410.83

DRAFT SUPPLEMENT

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Stone Veneer - Major Repairs</b>					
01/01/2038	Bldg. J	01/01/2018	20:00	\$ 1,500.00	\$ 2,410.83
01/01/2038	Bldg. K	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. L	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. M	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. N	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. O	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. P	01/01/2018	20:00	1,500.00	2,410.83
01/01/2038	Bldg. Q	01/01/2018	20:00	1,500.00	2,410.83
				\$ 25,500.00	\$ 40,984.11
<b>Stucco - Major Repairs</b>					
01/01/2025	Bldg. A	01/01/2018	7:00	\$ 900.00	\$ 1,045.49
01/01/2025	Bldg. B	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. C	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. D	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. E	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. F	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. G	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. H	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. I	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. J	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. K	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. L	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. M	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. N	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. O	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. P	01/01/2018	7:00	900.00	1,045.49
01/01/2025	Bldg. Q	01/01/2018	7:00	900.00	1,045.49
01/01/2032	Bldg. A	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. B	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. C	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. D	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. E	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. F	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. G	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. H	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. I	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. J	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. K	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. L	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. M	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. N	01/01/2025	7:00	900.00	1,245.21
01/01/2032	Bldg. O	01/01/2025	7:00	900.00	1,245.21

DRAFT SUPPLEMENT

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category			Service	Estimated		
Date	Location		Date	Life	Current Cost	Expenditure
<b>Stucco - Major Repairs</b>						
01/01/2032	Bldg. P		01/01/2025	7:00	\$ 900.00	\$ 1,245.21
01/01/2032	Bldg. Q		01/01/2025	7:00	900.00	1,245.21
01/01/2039	Bldg. A		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. B		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. C		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. D		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. E		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. F		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. G		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. H		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. I		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. J		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. K		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. L		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. M		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. N		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. O		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. P		01/01/2032	7:00	900.00	1,483.08
01/01/2039	Bldg. Q		01/01/2032	7:00	900.00	1,483.08
01/01/2046	Bldg. A		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. B		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. C		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. D		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. E		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. F		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. G		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. H		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. I		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. J		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. K		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. L		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. M		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. N		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. O		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. P		01/01/2039	7:00	900.00	1,766.39
01/01/2046	Bldg. Q		01/01/2039	7:00	900.00	1,766.39
					\$ 61,200.00	\$ 94,182.89
<b>Windows - Replace</b>						
01/01/2048	Clubhouse		01/01/2018	30:00	\$ 10,500.00	\$ 21,663.33
					\$ 10,500.00	\$ 21,663.33
<b>Building Interior</b>						
<b>Ceiling Fans - Replace</b>						

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Ceiling Fans - Replace</b>					
01/01/2038	Clubhouse	01/01/2018	20:00	\$ 700.00	\$ 1,125.05
				<u>\$ 700.00</u>	<u>\$ 1,125.05</u>
<b>Drinking Fountains - Replace</b>					
01/01/2048	Clubhouse	01/01/2018	30:00	\$ 3,000.00	\$ 6,189.52
				<u>\$ 3,000.00</u>	<u>\$ 6,189.52</u>
<b>Flooring - Replace</b>					
01/01/2038	Clubhouse	01/01/2018	20:00	\$ 7,440.00	\$ 11,957.72
				<u>\$ 7,440.00</u>	<u>\$ 11,957.72</u>
<b>Furnishings - Replace</b>					
01/01/2026	Clubhouse	01/01/2018	8:00	\$ 2,500.00	\$ 2,977.57
01/01/2034	Clubhouse	01/01/2026	8:00	2,500.00	3,636.06
01/01/2042	Clubhouse	01/01/2034	8:00	2,500.00	4,440.17
				<u>\$ 7,500.00</u>	<u>\$ 11,053.80</u>
<b>HVAC System - Replace</b>					
01/01/2038	Clubhouse	01/01/2018	20:00	\$ 5,500.00	\$ 8,839.71
				<u>\$ 5,500.00</u>	<u>\$ 8,839.71</u>
<b>Interior Doors - Replace</b>					
01/01/2043	Clubhouse	01/01/2018	25:00	\$ 1,800.00	\$ 3,277.77
				<u>\$ 1,800.00</u>	<u>\$ 3,277.77</u>
<b>Lighting - Update</b>					
01/01/2034	Clubhouse	01/01/2004	30:00	\$ 1,400.00	\$ 2,036.19
01/01/2048	Clubhouse	01/01/2018	30:00	3,850.00	7,943.22
				<u>\$ 5,250.00</u>	<u>\$ 9,979.41</u>
<b>Paint-Clubhouse Interior</b>					
01/01/2028	Clubhouse	01/01/2018	10:00	\$ 1,194.00	\$ 1,494.92
01/01/2038	Clubhouse	01/01/2028	10:00	1,194.00	1,919.02
01/01/2048	Clubhouse	01/01/2038	10:00	1,194.00	2,463.43
				<u>\$ 3,582.00</u>	<u>\$ 5,877.37</u>
<b>Remodel-Kitchenette</b>					
01/01/2038	Clubhouse	01/01/2018	20:00	\$ 8,000.00	\$ 12,857.76
				<u>\$ 8,000.00</u>	<u>\$ 12,857.76</u>
<b>Remodel-Restrooms</b>					
01/01/2038	Clubhouse	01/01/2018	20:00	\$ 32,000.00	\$ 51,431.04
				<u>\$ 32,000.00</u>	<u>\$ 51,431.04</u>
<b>Water Heater - Replace</b>					
01/01/2033	Clubhouse	01/01/2018	15:00	\$ 2,200.00	\$ 3,120.81
01/01/2048	Clubhouse	01/01/2033	15:00	2,200.00	4,538.98
				<u>\$ 4,400.00</u>	<u>\$ 7,659.79</u>
<b>Building Systems</b>					

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Fire Panel - Replace</b>					
01/01/2043	Bldg. A	01/01/2018	25:00	\$ 3,500.00	\$ 6,373.44
01/01/2043	Bldg. B	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. C	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. D	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. E	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. F	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. G	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. H	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. I	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. J	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. K	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. L	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. M	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. N	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. O	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. P	01/01/2018	25:00	3,500.00	6,373.44
01/01/2043	Bldg. Q	01/01/2018	25:00	3,500.00	6,373.44
				\$ 59,500.00	\$ 108,348.48
<b>Grounds</b>					
<b>Asphalt - Overlay</b>					
01/01/2043	Streets/Parking	01/01/2018	25:00	\$ 58,017.60	\$ 105,649.00
				\$ 58,017.60	\$ 105,649.00
<b>Asphalt - Surface Treatment</b>					
01/01/2023	Streets/Parking	01/01/2018	5:00	\$ 15,041.60	\$ 16,621.81
01/01/2028	Streets/Parking	01/01/2023	5:00	15,041.60	18,832.53
01/01/2033	Streets/Parking	01/01/2028	5:00	15,041.60	21,337.28
01/01/2038	Streets/Parking	01/01/2033	5:00	15,041.60	24,175.16
01/01/2043	Streets/Parking	01/01/2038	5:00	15,041.60	27,390.48
01/01/2048	Streets/Parking	01/01/2043	5:00	15,041.60	31,033.45
				\$ 90,249.60	\$ 139,390.71
<b>Concrete-Curb/Pan</b>					
01/01/2023	Streets	01/01/2018	5:00	\$ 3,021.92	\$ 3,339.39
01/01/2028	Streets	01/01/2023	5:00	3,021.92	3,783.53
01/01/2033	Streets	01/01/2028	5:00	3,021.92	4,286.75
01/01/2038	Streets	01/01/2033	5:00	3,021.92	4,856.89
01/01/2043	Streets	01/01/2038	5:00	3,021.92	5,502.86
01/01/2048	Streets	01/01/2043	5:00	3,021.92	6,234.75
				\$ 18,131.52	\$ 28,004.17
<b>Concrete-Driveways</b>					
01/01/2023	Unit Drives	01/01/2018	5:00	\$ 15,483.60	\$ 17,110.24
01/01/2028	Unit Drives	01/01/2023	5:00	15,483.60	19,385.93

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category			Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure	
<b>Concrete-Driveways</b>						
01/01/2033	Unit Drives	01/01/2028	5:00	\$ 15,483.60	\$ 21,964.28	
01/01/2038	Unit Drives	01/01/2033	5:00	15,483.60	24,885.55	
01/01/2043	Unit Drives	01/01/2038	5:00	15,483.60	28,195.36	
01/01/2048	Unit Drives	01/01/2043	5:00	15,483.60	31,945.37	
				\$ 92,901.60	\$ 143,486.73	
<b>Concrete-Sidewalks - Repair</b>						
01/01/2023	Common Area	01/01/2018	5:00	\$ 7,047.20	\$ 7,787.55	
01/01/2028	Common Area	01/01/2023	5:00	7,047.20	8,823.30	
01/01/2033	Common Area	01/01/2028	5:00	7,047.20	9,996.81	
01/01/2038	Common Area	01/01/2033	5:00	7,047.20	11,326.40	
01/01/2043	Common Area	01/01/2038	5:00	7,047.20	12,832.82	
01/01/2048	Common Area	01/01/2043	5:00	7,047.20	14,539.60	
				\$ 42,283.20	\$ 65,306.48	
<b>Mail Equipment - Replace</b>						
01/01/2038	Brink/Tortola	01/01/2018	20:00	\$ 33,725.00	\$ 54,203.49	
				\$ 33,725.00	\$ 54,203.49	
<b>Pool-Fencing - Replace</b>						
01/01/2048	Pool Perim.	01/01/2018	30:00	\$ 12,350.00	\$ 25,480.21	
				\$ 12,350.00	\$ 25,480.21	
<b>Landscaping</b>						
<b>Irrigation Controllers - Replace</b>						
01/01/2030	Common Area	01/01/2018	12:00	\$ 7,200.00	\$ 9,476.31	
01/01/2042	Common Area	01/01/2030	12:00	7,200.00	12,787.69	
				\$ 14,400.00	\$ 22,264.00	
<b>Irrigation System - Major Repairs</b>						
01/01/2024	Common Area	01/01/2018	6:00	\$ 6,500.00	\$ 7,364.51	
01/01/2030	Common Area	01/01/2024	6:00	6,500.00	8,555.00	
01/01/2036	Common Area	01/01/2030	6:00	6,500.00	9,937.94	
01/01/2042	Common Area	01/01/2036	6:00	6,500.00	11,544.44	
01/01/2048	Common Area	01/01/2042	6:00	6,500.00	13,410.63	
				\$ 32,500.00	\$ 50,812.52	
<b>Landscaping - Partial Replace</b>						
01/01/2024	Common Area	01/01/2018	6:00	\$ 6,500.00	\$ 7,364.51	
01/01/2030	Common Area	01/01/2024	6:00	6,500.00	8,555.00	
01/01/2036	Common Area	01/01/2030	6:00	6,500.00	9,937.94	
01/01/2042	Common Area	01/01/2036	6:00	6,500.00	11,544.44	
01/01/2048	Common Area	01/01/2042	6:00	6,500.00	13,410.63	
				\$ 32,500.00	\$ 50,812.52	
<b>Recreation</b>						
<b>Pool - Resurface</b>						



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures by Component

Category		Service	Estimated		
Date	Location	Date	Life	Current Cost	Expenditure
<b>Pool - Resurface</b>					
01/01/2030	Pool	01/01/2018	12:00	\$ 9,586.75	\$ 12,617.64
01/01/2042	Pool	01/01/2030	12:00	9,586.75	17,026.72
				\$ 19,173.50	\$ 29,644.36
<b>Pool-Coping/Tile - Replace</b>					
01/01/2030	Pool	01/01/2018	12:00	\$ 2,684.00	\$ 3,532.56
01/01/2042	Pool	01/01/2030	12:00	2,684.00	4,766.97
				\$ 5,368.00	\$ 8,299.53
<b>Pool-Cover - Replace</b>					
01/01/2033	Pool Area	01/01/2018	15:00	\$ 1,845.00	\$ 2,617.23
01/01/2048	Pool Area	01/01/2033	15:00	1,845.00	3,806.56
				\$ 3,690.00	\$ 6,423.79
<b>Pool-Filter - Replace</b>					
01/01/2038	Pool Mech.	01/01/2018	20:00	\$ 1,800.00	\$ 2,893.00
				\$ 1,800.00	\$ 2,893.00
<b>Pool-Heater - Replace</b>					
01/01/2030	Pool Mech.	01/01/2018	12:00	\$ 4,250.00	\$ 5,593.66
01/01/2042	Pool Mech.	01/01/2030	12:00	4,250.00	7,548.29
				\$ 8,500.00	\$ 13,141.95
<b>Pool-Misc. Equipment - Replace</b>					
01/01/2025	Pool Mech.	01/01/2018	7:00	\$ 1,500.00	\$ 1,742.48
01/01/2032	Pool Mech.	01/01/2025	7:00	1,500.00	2,075.34
01/01/2039	Pool Mech.	01/01/2032	7:00	1,500.00	2,471.80
01/01/2046	Pool Mech.	01/01/2039	7:00	1,500.00	2,943.98
				\$ 6,000.00	\$ 9,233.60
<b>Pool-Pumps - Replace</b>					
01/01/2023	Pool Mech.	01/01/2018	5:00	\$ 1,500.00	\$ 1,657.58
01/01/2028	Pool Mech.	01/01/2023	5:00	1,500.00	1,878.04
01/01/2033	Pool Mech.	01/01/2028	5:00	1,500.00	2,127.83
01/01/2038	Pool Mech.	01/01/2033	5:00	1,500.00	2,410.83
01/01/2043	Pool Mech.	01/01/2038	5:00	1,500.00	2,731.47
01/01/2048	Pool Mech.	01/01/2043	5:00	1,500.00	3,094.76
				\$ 9,000.00	\$ 13,900.51

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Asphalt - Overlay

<b>Item Number</b>	1
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 1.35
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001	Streets/Parking	Good	01/01/2018	01/01/2043	24:00	25:00	42,976	58,017.60	105,649.00
								\$ 58,017.60	\$ 105,649.00

#### Comments

Funding is for a 2" mill and overlay, programmed to occur every 25 years. Maximize the useful life of the materials by performing surface treatments every 4 - 5 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Asphalt - Surface Treatment

<b>Item Number</b>	2
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	5 Years
<b>Basis Cost</b>	\$ 0.35
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002	Streets/Parking	Good	01/01/2018	01/01/2023	4:00	5:00	42,976	15,041.60	16,621.81
								\$ 15,041.60	\$ 16,621.81

#### Comments

In order to maximize the useful life of the asphalt and to ensure an attractive appearance, we recommend reserving for surface treatments every 5 years. There are many options for asphalt surface treatments, consult a reputable contractor for the best solution for your community. Funding also includes allowances for minor repairs, crack fill and/or hot/cold patching.

## Horizon Heights COA

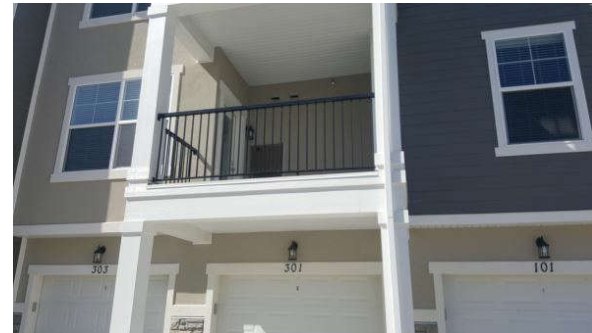
Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Balcony Rail - Replace

<b>Item Number</b>	3
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	If
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 35.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0003	Bldg. A	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-002-0003	Bldg. B	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-003-0003	Bldg. C	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-004-0003	Bldg. D	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-005-0003	Bldg. E	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-006-0003	Bldg. F	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-007-0003	Bldg. G	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-008-0003	Bldg. H	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-009-0003	Bldg. I	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-010-0003	Bldg. J	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-011-0003	Bldg. K	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-012-0003	Bldg. L	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-013-0003	Bldg. M	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-014-0003	Bldg. N	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-015-0003	Bldg. O	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67
920-016-0003	Bldg. P	Good	01/01/2018	01/01/2048	29:00	30:00	288	10,080.00	20,796.80
920-017-0003	Bldg. Q	Good	01/01/2018	01/01/2048	29:00	30:00	240	8,400.00	17,330.67

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 144,480.00	\$ 298,087.52

### Comments

Since this railing is not in contact with soils moisture or constant pedestrian traffic, we expect the metal to have an extended useful life of 30 years. Paint the railing at the same time as repainting the other building exterior surfaces, no separate reserve funding for painting is necessary for this component.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Ceiling Fans - Replace

<b>Item Number</b>	4
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 350.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004	Clubhouse	Good	01/01/2018	01/01/2038	19:00	20:00	2	700.00	1,125.05
								\$ 700.00	\$ 1,125.05

#### Comments

Ceiling fans will likely be replaced due to decorative trends. Replace every 20 years to maintain current appearance.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Concrete Decking - Repair

<b>Item Number</b>	5
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	15 Years
<b>Basis Cost</b>	\$ 0.51
<b>Tracking Method</b>	Logistical Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0005	Bldg. A	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-002-0005	Bldg. B	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-003-0005	Bldg. C	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-004-0005	Bldg. D	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-005-0005	Bldg. E	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-006-0005	Bldg. F	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-007-0005	Bldg. G	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-008-0005	Bldg. H	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-009-0005	Bldg. I	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-010-0005	Bldg. J	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-011-0005	Bldg. K	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-012-0005	Bldg. L	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-013-0005	Bldg. M	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-014-0005	Bldg. N	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-015-0005	Bldg. O	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-016-0005	Bldg. P	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68
920-017-0005	Bldg. Q	Good	01/01/2018	01/01/2033	14:00	15:00	775	395.25	560.68

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 6,719.25	\$ 9,531.56

### Comments

The listed quantities include the slab-on-grade, 2nd floor deck and 3rd floor deck. It is unlikely that all concrete will require replacement at the same time, therefore, we recommend reserving an allowance to replace approximately 5% of the total area every 12 - 15 years.



## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Concrete-Curb/Pan

<b>Item Number</b>	7
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	5 Years
<b>Basis Cost</b>	\$ 0.44
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007	Streets	Good	01/01/2018	01/01/2023	4:00	5:00	6,868	3,021.92	3,339.39
								\$ 3,021.92	\$ 3,339.39

#### Comments

It is unlikely that all concrete will fail and require replacement at the same time, however, it is likely that the soils will continue to settle and the freeze/thaw cycle will cause cracking, spalling and other issues. Therefore, we recommend reserving to repair/replace approximately 5% of the area every 5 years. As the community ages it may be necessary to adjust cost and/or frequency of this project.

## Horizon Heights COA

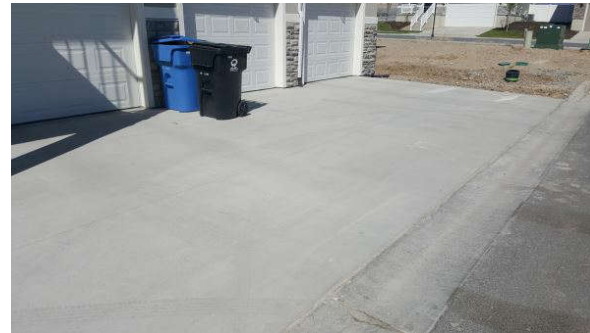
Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Concrete-Driveways

<b>Item Number</b>	6
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	5 Years
<b>Basis Cost</b>	\$ 0.44
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	Unit Drives	Good	01/01/2018	01/01/2023	4:00	5:00	35,190	15,483.60	17,110.24
								\$ 15,483.60	\$ 17,110.24

#### Comments

It is unlikely that all concrete will fail and require replacement at the same time, however, it is likely that the soils will continue to settle and the freeze/thaw cycle will cause cracking, spalling and other issues. Therefore, we recommend reserving to repair/replace approximately 5% of the area every 5 years. As the community ages it may be necessary to adjust cost and/or frequency of this project.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Concrete-Sidewalks - Repair

<b>Item Number</b>	8
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	5 Years
<b>Basis Cost</b>	\$ 0.40
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008	Common Area	Good	01/01/2018	01/01/2023	4:00	5:00	17,618	7,047.20	7,787.55
								\$ 7,047.20	\$ 7,787.55

#### Comments

It is unlikely that all concrete will fail and require replacement at the same time, however, it is likely that the soils will continue to settle and the freeze/thaw cycle will cause cracking, spalling and other issues. Therefore, we recommend reserving to repair/replace approximately 5% of the area every 5 years. As the community ages it may be necessary to adjust cost and/or frequency of this project.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Doors-3x7 Utility - Replace

<b>Item Number</b>	9
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 650.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0009	Bldg. A	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-002-0009	Bldg. B	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-003-0009	Bldg. C	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-004-0009	Bldg. D	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-005-0009	Bldg. E	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-006-0009	Bldg. F	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-007-0009	Bldg. G	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-008-0009	Bldg. H	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-009-0009	Bldg. I	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-010-0009	Bldg. J	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-011-0009	Bldg. K	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-012-0009	Bldg. L	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-013-0009	Bldg. M	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-014-0009	Bldg. N	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-015-0009	Bldg. O	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-016-0009	Bldg. P	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13
920-017-0009	Bldg. Q	Good	01/01/2018	01/01/2048	29:00	30:00	2	1,300.00	2,682.13

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 22,100.00	\$ 45,596.21

### Comments

Doors should see limited use and therefore should have an extended useful life of 30 years. Reserve to replace all doors at the same time to maintain a consistent appearance and for best cost estimates based on quantity of work.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Drinking Fountains - Replace

<b>Item Number</b>	10
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 1,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010	Clubhouse	Good	01/01/2018	01/01/2048	29:00	30:00	2	3,000.00	6,189.52
								\$ 3,000.00	\$ 6,189.52

#### Comments

The drinking fountains will likely require replacement due to obsolescence. Parts will eventually become scarce causing replacement. Reserve to completely replace every 30 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Exterior Doors - Replace

<b>Item Number</b>	11
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 1,300.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011	Clubhouse	Good	01/01/2018	01/01/2043	24:00	25:00	4	5,200.00	9,469.11
								\$ 5,200.00	\$ 9,469.11

#### Comments

With proper use and maintenance, these doors will have a useful life of approximately 25 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Exterior Utility Doors - Replace

<b>Item Number</b>	12
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 650.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012	Clubhouse	Good	01/01/2018	01/01/2043	24:00	25:00	2	1,300.00	2,367.28
								\$ 1,300.00	\$ 2,367.28

#### Comments

Similar to other doors on property, expect a useful life of approximately 25 years from these doors.



# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Fire Panel - Replace

<b>Item Number</b>	13
<b>Type</b>	Common Area
<b>Category</b>	Building Systems
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 3,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0013	Bldg. A	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-002-0013	Bldg. B	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-003-0013	Bldg. C	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-004-0013	Bldg. D	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-005-0013	Bldg. E	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-006-0013	Bldg. F	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-007-0013	Bldg. G	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-008-0013	Bldg. H	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-009-0013	Bldg. I	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-010-0013	Bldg. J	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-011-0013	Bldg. K	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-012-0013	Bldg. L	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-013-0013	Bldg. M	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-014-0013	Bldg. N	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-015-0013	Bldg. O	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-016-0013	Bldg. P	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44
920-017-0013	Bldg. Q	Good	01/01/2018	01/01/2043	24:00	25:00	1	3,500.00	6,373.44

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 59,500.00	\$ 108,348.48

### Comments

The typical useful life of fire alarm control panels is 20 - 25 years. Once wired, it is unlikely that the system will have to be rewired and therefore simply replacing the panel with a new one suffices. We recommend reserving to replace every 25 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Flooring - Replace

<b>Item Number</b>	14
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 12.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014	Clubhouse	Good	01/01/2018	01/01/2038	19:00	20:00	620	7,440.00	11,957.72
								\$ 7,440.00	\$ 11,957.72

#### Comments

Flooring is brand new and in good condition. Reserve to replace every 20 years in order to present a modern and appropriate appearance in the clubhouse.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Furnishings - Replace

<b>Item Number</b>	15
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	Lot
<b>Estimated Useful Life</b>	8 Years
<b>Basis Cost</b>	\$ 2,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	Clubhouse	Good	01/01/2018	01/01/2026	7:00	8:00	1	2,500.00	2,977.57
								\$ 2,500.00	\$ 2,977.57

#### Comments

Furniture was yet to be installed at time of site analysis, however, the client reported that the furniture will likely be standard tables and chairs to better use the space for gatherings and meetings. Reserve to replace furnishings every 8 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### HVAC System - Replace

<b>Item Number</b>	16
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 5,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	Clubhouse	Good	01/01/2018	01/01/2038	19:00	20:00	1	5,500.00	8,839.71
								\$ 5,500.00	\$ 8,839.71

#### Comments

The funding on this line item is for combined replacement of the condenser and furnace. Reserve to completely replace HVAC equipment every 20 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Interior Doors - Replace

<b>Item Number</b>	17
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	25 Years
<b>Basis Cost</b>	\$ 600.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017	Clubhouse	Good	01/01/2018	01/01/2043	24:00	25:00	3	1,800.00	3,277.77
								\$ 1,800.00	\$ 3,277.77

#### Comments

Interior doors will likely be replaced due to appearance as opposed to material failures. Reserve to replace every 25 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Irrigation Controllers - Replace

<b>Item Number</b>	18
<b>Type</b>	Common Area
<b>Category</b>	Landscaping
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	12 Years
<b>Basis Cost</b>	\$ 1,200.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	Common Area	Good	01/01/2018	01/01/2030	11:00	12:00	6	7,200.00	9,476.31
								\$ 7,200.00	\$ 9,476.31

#### Comments

Standard controllers have a typical useful life of 12 years when properly maintained.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Irrigation System - Major Repairs

<b>Item Number</b>	19
<b>Type</b>	Common Area
<b>Category</b>	Landscaping
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	6 Years
<b>Basis Cost</b>	\$ 6,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019	Common Area	Good	01/01/2018	01/01/2024	5:00	6:00	1	6,500.00	7,364.51
								\$ 6,500.00	\$ 7,364.51

#### Comments

Funding on this line item is an allowance for repairs and updates to the system that lie outside the scope of routine maintenance. Reserve for major repairs to the system every 5 years to ensure proper performance and water efficiency.



## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Landscaping - Partial Replace

<b>Item Number</b>	20
<b>Type</b>	Common Area
<b>Category</b>	Landscaping
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	6 Years
<b>Basis Cost</b>	\$ 6,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	Common Area	Good	01/01/2018	01/01/2024	5:00	6:00	1	6,500.00	7,364.51
								\$ 6,500.00	\$ 7,364.51

#### Comments

This allowance is for partial replacement of vegetation or redesign of landscaping features every 5 years. Perform these updates simultaneously with irrigation repairs for best cost.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Lighting - Update

<b>Item Number</b>	21
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 175.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0021	Clubhouse	Good	01/01/2018	01/01/2048	29:00	30:00	22	3,850.00	7,943.22
920-002-0021	Clubhouse	Good	01/01/2004	01/01/2034	15:00	30:00	8	1,400.00	2,036.19
								\$ 5,250.00	\$ 9,979.41

#### Comments

[Interior: (20) recessed (cans), (2) exit. Exterior: (6) recessed, (2) battery pack security.] In order to reduce operating costs, we recommend reserving to update lighting every 30 years, keeping up with technological advances.

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Lighting-Standard - Replace

<b>Item Number</b>	22
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 125.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0022	Bldg. A	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-002-0022	Bldg. B	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-003-0022	Bldg. C	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-004-0022	Bldg. D	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-005-0022	Bldg. E	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-006-0022	Bldg. F	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-007-0022	Bldg. G	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-008-0022	Bldg. H	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-009-0022	Bldg. I	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-010-0022	Bldg. J	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-011-0022	Bldg. K	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-012-0022	Bldg. L	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-013-0022	Bldg. M	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-014-0022	Bldg. N	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-015-0022	Bldg. O	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-016-0022	Bldg. P	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93
920-017-0022	Bldg. Q	Good	01/01/2018	01/01/2038	19:00	20:00	11	1,375.00	2,209.93

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 23,375.00	\$ 37,568.81

### Comments

[(4) recessed (cans), (7) fluorescent] While individual replacement can be handled on an as needed basis, we recommend planning for replacement of all fixtures to ensure proper function and to upgrade to the latest "green" technology every 20 years.

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Lighting-Wall Mount - Replace

<b>Item Number</b>	23
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 275.00
<b>Tracking Method</b>	Logistical Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0023	Bldg. A	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-002-0023	Bldg. B	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-003-0023	Bldg. C	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-004-0023	Bldg. D	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-005-0023	Bldg. E	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-006-0023	Bldg. F	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-007-0023	Bldg. G	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-008-0023	Bldg. H	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-009-0023	Bldg. I	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-010-0023	Bldg. J	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-011-0023	Bldg. K	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-012-0023	Bldg. L	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-013-0023	Bldg. M	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-014-0023	Bldg. N	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-015-0023	Bldg. O	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-016-0023	Bldg. P	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85
920-017-0023	Bldg. Q	Good	01/01/2018	01/01/2038	19:00	20:00	10	2,750.00	4,419.85

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-018-0023	Clubhouse	Good	01/01/2014	01/01/2034	15:00	20:00	5	1,375.00	1,999.83
								\$ 48,125.00	\$ 77,137.28

### Comments

Wall mounted lights have a typical useful life of 20 years. Reserve to replace all at the same time in order to maintain a consistent appearance throughout.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Mail Equipment - Replace

<b>Item Number</b>	24
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 1,775.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024	Brink/Tortola	Good	01/01/2018	01/01/2038	19:00	20:00	19	33,725.00	54,203.49
								\$ 33,725.00	\$ 54,203.49

#### Comments

[(19) 16 box, 1 out, 2 parcel] These units are completely exposed to the elements which will shorten their useful life. Reserve to replace every 20 years. Replace locks and repair hinges on an as needed basis using operating funds.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Paint-Clubhouse Exterior

<b>Item Number</b>	25
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	7 Years
<b>Basis Cost</b>	\$ 2,200.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025	Clubhouse	Good	01/01/2018	01/01/2025	6:00	7:00	1	2,200.00	2,555.64
								\$ 2,200.00	\$ 2,555.64

#### Comments

In order to maintain appearance and to protect the siding and trim materials, we recommend painting the clubhouse exterior every 6 - 7 years.



## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Paint-Clubhouse Interior

<b>Item Number</b>	26
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	10 Years
<b>Basis Cost</b>	\$ 0.75
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026	Clubhouse	Good	01/01/2018	01/01/2028	9:00	10:00	1,592	1,194.00	1,494.92
								\$ 1,194.00	\$ 1,494.92

#### Comments

In order to maintain a clean and attractive environment in the clubhouse we recommend painting every 10 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Paint-Exterior Surfaces

<b>Item Number</b>	27
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	7 Years
<b>Basis Cost</b>	\$ 11,000.00
<b>Tracking Method</b>	Logistical Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0027	Bldg. A	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-002-0027	Bldg. B	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-003-0027	Bldg. C	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-004-0027	Bldg. D	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-005-0027	Bldg. E	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-006-0027	Bldg. F	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-007-0027	Bldg. G	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-008-0027	Bldg. H	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-009-0027	Bldg. I	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-010-0027	Bldg. J	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-011-0027	Bldg. K	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-012-0027	Bldg. L	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-013-0027	Bldg. M	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-014-0027	Bldg. N	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-015-0027	Bldg. O	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-016-0027	Bldg. P	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18
920-017-0027	Bldg. Q	Good	01/01/2018	01/01/2025	6:00	7:00	1	11,000.00	12,778.18

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 187,000.00	\$ 217,229.06

### Comments

In this climate, the typical paint cycle is 6 - 7 years. Painting on a frequent and consistent basis will maximize the life of the siding material.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Paint-Stucco

<b>Item Number</b>	28
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	14 Years
<b>Basis Cost</b>	\$ 1,100.00
<b>Tracking Method</b>	Logistical Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0028	Bldg. A	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-002-0028	Bldg. B	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-003-0028	Bldg. C	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-004-0028	Bldg. D	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-005-0028	Bldg. E	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-006-0028	Bldg. F	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-007-0028	Bldg. G	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-008-0028	Bldg. H	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-009-0028	Bldg. I	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-010-0028	Bldg. J	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-011-0028	Bldg. K	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-012-0028	Bldg. L	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-013-0028	Bldg. M	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-014-0028	Bldg. N	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-015-0028	Bldg. O	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-016-0028	Bldg. P	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92
920-017-0028	Bldg. Q	Good	01/01/2018	01/01/2032	13:00	14:00	1	1,100.00	1,521.92

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 18,700.00	\$ 25,872.64

### Comments

Stucco tends to hold color longer than most exterior cladding materials and therefore requires paint less often. We recommend painting every 12 - 14 years to maximize the life of the stucco.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool - Resurface

<b>Item Number</b>	29
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	12 Years
<b>Basis Cost</b>	\$ 7.75
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029	Pool	Good	01/01/2018	01/01/2030	11:00	12:00	1,237	9,586.75	12,617.64
								\$ 9,586.75	\$ 12,617.64

#### Comments

The pool was not plastered at time of observation. We assume the developer will install a quality plaster product. With quality materials, it is expected that, with proper water management, the surface will have a useful life of approximately 12 years in this environment.

## Horizon Heights COA

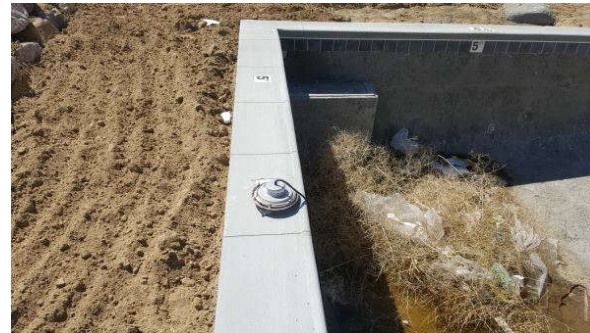
Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Coping/Tile - Replace

<b>Item Number</b>	30
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	If
<b>Estimated Useful Life</b>	12 Years
<b>Basis Cost</b>	\$ 22.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	Pool	Good	01/01/2018	01/01/2030	11:00	12:00	122	2,684.00	3,532.56
								\$ 2,684.00	\$ 3,532.56

#### Comments

For best cost and for a consistent and modern appearance, we recommend replacing perimeter tile at the same time as resurfacing the pool. Coping on this pool is cast-in-place concrete. We do not anticipate replacement of the coping will be necessary within the scope of this report (30+ years).

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Cover - Replace

<b>Item Number</b>	31
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	sf
<b>Estimated Useful Life</b>	15 Years
<b>Basis Cost</b>	\$ 2.25
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	Pool Area	Good	01/01/2018	01/01/2033	14:00	15:00	820	1,845.00	2,617.23
								\$ 1,845.00	\$ 2,617.23

#### Comments

It did not appear that a cover was purchased at time of observation but we assume a cover will be provided for the association. Pool covers in this environment have a typical useful life of 15 years. Most come with a 10 year replacement warranty.



## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Fencing - Replace

<b>Item Number</b>	32
<b>Type</b>	Common Area
<b>Category</b>	Grounds
<b>Measurement Basis</b>	lf
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 65.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	Pool Perim.	Good	01/01/2018	01/01/2048	29:00	30:00	190	12,350.00	25,480.21
								\$ 12,350.00	\$ 25,480.21

#### Comments

The pool fence appeared to be factory powder coated and in good condition. With proper maintenance and care, expect a useful life of approximately 30 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Filter - Replace

<b>Item Number</b>	33
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 1,800.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0033	Pool Mech.	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,800.00	2,893.00
								\$ 1,800.00	\$ 2,893.00

#### Comments

Pool filters have a long useful life of 20 years when properly maintained. Replace seals and valves as needed while reserving for complete replacement every 20 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Heater - Replace

<b>Item Number</b>	34
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	12 Years
<b>Basis Cost</b>	\$ 4,250.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034	Pool Mech.	Good	01/01/2018	01/01/2030	11:00	12:00	1	4,250.00	5,593.66
								\$ 4,250.00	\$ 5,593.66

#### Comments

The pool heater appears to be a modern, efficient boiler. Reserve to replace with like equipment every 12 years. Replace proactively in order to avoid service interruption and/or emergency replacement costs.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Misc. Equipment - Replace

<b>Item Number</b>	35
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	7 Years
<b>Basis Cost</b>	\$ 1,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0035	Pool Mech.	Good	01/01/2018	01/01/2025	6:00	7:00	1	1,500.00	1,742.48
								\$ 1,500.00	\$ 1,742.48

#### Comments

The funding on this line item is an allowance to replace equipment that, individually, does not reach the minimum threshold for reserve consideration. Replace multiple pieces of ancillary equipment every 6 - 7 years to keep up with technology and to ensure proper function and optimum efficiency.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Pool-Pumps - Replace

<b>Item Number</b>	36
<b>Type</b>	Common Area
<b>Category</b>	Recreation
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	5 Years
<b>Basis Cost</b>	\$ 750.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036	Pool Mech.	Good	01/01/2018	01/01/2023	4:00	5:00	2	1,500.00	1,657.58
								\$ 1,500.00	\$ 1,657.58

#### Comments

Pool pump replacement is difficult to predict, however, the association should expect to repair, rebuild or completely replace pumps every 4 - 5 years under normal conditions.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Remodel-Kitchenette

<b>Item Number</b>	37
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 8,000.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037	Clubhouse	Good	01/01/2018	01/01/2038	19:00	20:00	1	8,000.00	12,857.76
								\$ 8,000.00	\$ 12,857.76

#### Comments

This line item is for removal and replacement of the existing equipment, cabinetry and counter tops. Reserve to replace every 20 years in order to maintain a current appearance in terms of décor.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Remodel-Restrooms

<b>Item Number</b>	38
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 16,000.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038	Clubhouse	Good	01/01/2018	01/01/2038	19:00	20:00	2	32,000.00	51,431.04
								\$ 32,000.00	\$ 51,431.04

#### Comments

The restrooms will eventually appear dated in terms of décor. Reserve to completely remodel every 20 years to maintain an appropriate appearance in the common area.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Roof-Comp Shingle - Replace

<b>Item Number</b>	39
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	square
<b>Estimated Useful Life</b>	22 Years
<b>Basis Cost</b>	\$ 450.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0039	Bldg. A	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-002-0039	Bldg. B	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-003-0039	Bldg. C	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-004-0039	Bldg. D	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-005-0039	Bldg. E	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-006-0039	Bldg. F	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-007-0039	Bldg. G	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-008-0039	Bldg. H	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-009-0039	Bldg. I	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-010-0039	Bldg. J	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-011-0039	Bldg. K	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-012-0039	Bldg. L	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-013-0039	Bldg. M	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-014-0039	Bldg. N	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-015-0039	Bldg. O	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-016-0039	Bldg. P	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24
920-017-0039	Bldg. Q	Good	01/01/2018	01/01/2040	21:00	22:00	97	43,650.00	73,748.24



## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-018-0039	Clubhouse	Good	01/01/2018	01/01/2040	21:00	22:00	24	10,800.00	18,246.99
								\$ 752,850.00	\$ 1,271,967.07

### Comments

With high levels of maintenance and under normal weather conditions in this climate, expect to replace shingles every 20 - 25 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Roof-Gutter/Downspout - Replace

<b>Item Number</b>	40
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	If
<b>Estimated Useful Life</b>	22 Years
<b>Basis Cost</b>	\$ 6.50
<b>Tracking Method</b>	Logistical Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0040	Bldg. A	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-002-0040	Bldg. B	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-003-0040	Bldg. C	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-004-0040	Bldg. D	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-005-0040	Bldg. E	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-006-0040	Bldg. F	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-007-0040	Bldg. G	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-008-0040	Bldg. H	Good	01/01/2018	01/01/2040	21:00	22:00	1,202	7,813.00	13,200.34
920-009-0040	Bldg. I	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-010-0040	Bldg. J	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-011-0040	Bldg. K	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-012-0040	Bldg. L	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95
920-013-0040	Bldg. M	Good	01/01/2018	01/01/2040	21:00	22:00	1,202	7,813.00	13,200.34
920-014-0040	Bldg. N	Good	01/01/2018	01/01/2040	21:00	22:00	1,202	7,813.00	13,200.34
920-015-0040	Bldg. O	Good	01/01/2018	01/01/2040	21:00	22:00	1,202	7,813.00	13,200.34
920-016-0040	Bldg. P	Good	01/01/2018	01/01/2040	21:00	22:00	1,202	7,813.00	13,200.34
920-017-0040	Bldg. Q	Good	01/01/2018	01/01/2040	21:00	22:00	1,002	6,513.00	11,003.95

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-018-0040	Clubhouse	Good	01/01/2018	01/01/2040	21:00	22:00	185	1,202.50	2,031.67
								\$ 118,423.50	\$ 200,080.77

### Comments

It is typical to replace rain gutter and downspout lines at time of roof replacement in order to ensure proper sizing and slope. Reserve to replace every 22 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Siding/Trim - Major Repairs

<b>Item Number</b>	41
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	14 Years
<b>Basis Cost</b>	\$ 3,500.00
<b>Tracking Method</b>	Logistical Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0041	Bldg. A	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-002-0041	Bldg. B	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-003-0041	Bldg. C	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-004-0041	Bldg. D	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-005-0041	Bldg. E	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-006-0041	Bldg. F	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-007-0041	Bldg. G	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-008-0041	Bldg. H	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-009-0041	Bldg. I	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-010-0041	Bldg. J	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-011-0041	Bldg. K	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-012-0041	Bldg. L	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-013-0041	Bldg. M	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-014-0041	Bldg. N	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-015-0041	Bldg. O	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-016-0041	Bldg. P	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47
920-017-0041	Bldg. Q	Good	01/01/2018	01/01/2032	13:00	14:00	1	3,500.00	4,842.47

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 59,500.00	\$ 82,321.99

### Comments

As long as the siding is painted on a frequent and consistent basis, complete replacement should not be necessary within the scope of this report (30+ years). However, as the material ages it is likely that repairs that are outside the scope of routine paint prep will be required to ensure function and a proper appearance.

# Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Stair Rail - Replace

<b>Item Number</b>	42
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	If
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 50.00
<b>Tracking Method</b>	Logistical
	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0042	Bldg. A	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-002-0042	Bldg. B	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-003-0042	Bldg. C	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-004-0042	Bldg. D	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-005-0042	Bldg. E	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-006-0042	Bldg. F	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-007-0042	Bldg. G	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-008-0042	Bldg. H	Good	01/01/2018	01/01/2048	29:00	30:00	248	12,400.00	25,583.36
920-009-0042	Bldg. I	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-010-0042	Bldg. J	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-011-0042	Bldg. K	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-012-0042	Bldg. L	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70
920-013-0042	Bldg. M	Good	01/01/2018	01/01/2048	29:00	30:00	248	12,400.00	25,583.36
920-014-0042	Bldg. N	Good	01/01/2018	01/01/2048	29:00	30:00	248	12,400.00	25,583.36
920-015-0042	Bldg. O	Good	01/01/2018	01/01/2048	29:00	30:00	248	12,400.00	25,583.36
920-016-0042	Bldg. P	Good	01/01/2018	01/01/2048	29:00	30:00	248	12,400.00	25,583.36
920-017-0042	Bldg. Q	Good	01/01/2018	01/01/2048	29:00	30:00	206	10,300.00	21,250.70

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 185,600.00	\$ 382,925.20

### Comments

Stair railing is heavy gauge steel hand and guard rail which should have an extended useful life of 25 - 30 years. Paint this rail at the same time as building exterior rail to help maximize the useful life of the material.

# Horizon Heights COA

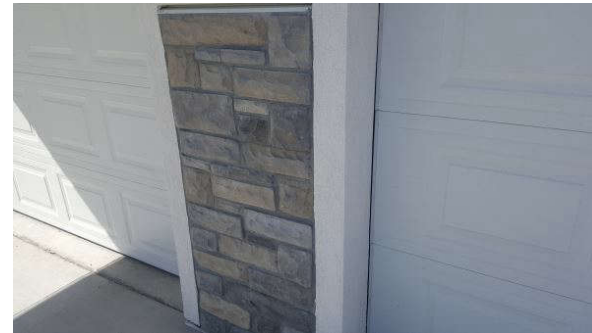
Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Component List - Full Detail

### Stone Veneer - Major Repairs

<b>Item Number</b>	43
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	20 Years
<b>Basis Cost</b>	\$ 1,500.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0043	Bldg. A	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-002-0043	Bldg. B	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-003-0043	Bldg. C	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-004-0043	Bldg. D	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-005-0043	Bldg. E	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-006-0043	Bldg. F	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-007-0043	Bldg. G	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-008-0043	Bldg. H	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-009-0043	Bldg. I	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-010-0043	Bldg. J	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-011-0043	Bldg. K	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-012-0043	Bldg. L	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-013-0043	Bldg. M	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-014-0043	Bldg. N	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-015-0043	Bldg. O	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-016-0043	Bldg. P	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83
920-017-0043	Bldg. Q	Good	01/01/2018	01/01/2038	19:00	20:00	1	1,500.00	2,410.83



## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 25,500.00	\$ 40,984.11

### Comments

Stone is a long life material and complete replacement is highly unlikely. However, over time, moisture and the freeze-thaw cycle will eventually damage mortar joint and require repair. Reserve for tuck pointing or partial replacement every 18 - 20 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Stucco - Major Repairs

<b>Item Number</b>	44
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	Job
<b>Estimated Useful Life</b>	7 Years
<b>Basis Cost</b>	\$ 900.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0044	Bldg. A	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-002-0044	Bldg. B	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-003-0044	Bldg. C	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-004-0044	Bldg. D	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-005-0044	Bldg. E	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-006-0044	Bldg. F	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-007-0044	Bldg. G	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-008-0044	Bldg. H	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-009-0044	Bldg. I	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-010-0044	Bldg. J	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-011-0044	Bldg. K	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-012-0044	Bldg. L	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-013-0044	Bldg. M	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-014-0044	Bldg. N	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-015-0044	Bldg. O	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-016-0044	Bldg. P	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49
920-017-0044	Bldg. Q	Good	01/01/2018	01/01/2025	6:00	7:00	1	900.00	1,045.49

DRAFT SUPPLEMENT

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
								\$ 15,300.00	\$ 17,773.33

### Comments

Stucco tends to crack around penetrations and at corners/edges due to expansion and contraction caused by moisture and/or temperature. We recommend reserving a small allowance for repairing these minor cracks every 6 - 7 years to maintain appearance and function.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Water Heater - Replace

<b>Item Number</b>	45
<b>Type</b>	Common Area
<b>Category</b>	Building Interior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	15 Years
<b>Basis Cost</b>	\$ 2,200.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed

Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045	Clubhouse	Good	01/01/2018	01/01/2033	14:00	15:00	1	2,200.00	3,120.81
								\$ 2,200.00	\$ 3,120.81

#### Comments

The water heater replacement cost includes labor. Reserve to replace every 12 - 15 years.

## Horizon Heights COA

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

### Component List - Full Detail

#### Windows - Replace

<b>Item Number</b>	46
<b>Type</b>	Common Area
<b>Category</b>	Building Exterior
<b>Measurement Basis</b>	ea
<b>Estimated Useful Life</b>	30 Years
<b>Basis Cost</b>	\$ 750.00
<b>Tracking</b>	Logistical
<b>Method</b>	Fixed



Code	Location	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0046	Clubhouse	Good	01/01/2018	01/01/2048	29:00	30:00	14	10,500.00	21,663.33
								\$ 10,500.00	\$ 21,663.33

#### Comments

Under normal conditions, expect to replace windows every 25 - 30 years.